

025.A

0002

0014.1

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
498,700 / 498,700
498,700 / 498,700
498,700 / 498,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1: AHERN CHRISTINA

Owner 2:

Owner 3:

Street 1: 14 MARATHON STREET UNIT 1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BOTOLINO JOHN & ANITA -

Owner 2: -

Street 1: 14 MARATHON STREET UNIT 1

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Vinyl Exterior and 1300 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7267																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	498,700			498,700		315207
							GIS Ref
							GIS Ref
							Insp Date
							05/17/18


Patriot Properties Inc.
 USER DEFINED

Prior Id # 1: 16299

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Parcel ID							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	102	FV	498,700	0	.	498,700	Year end
2021	102	FV	484,400	0	.	484,400	Year End Roll
2020	102	FV	477,300	0	.	477,300	477,300 Year End Roll
2019	102	FV	460,200	0	.	460,200	460,200 Year End Roll
2018	102	FV	407,400	0	.	407,400	407,400 Year End Roll
2017	102	FV	371,600	0	.	371,600	371,600 Year End Roll
2016	102	FV	371,600	0	.	371,600	371,600 Year End
2015	102	FV	358,600	0	.	358,600	358,600 Year End Roll

SALES INFORMATION

TAX DISTRICT								PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
BOTOLINO JOHN &	64098-440		8/19/2014		385,000	No	No					
BOTOLINO JOHN &	63071-585		12/16/2013		100	No	No					

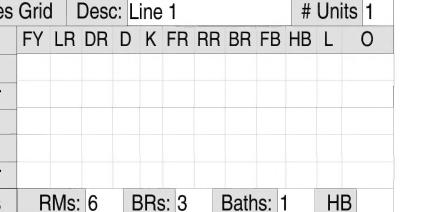
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Measured	DGM	D Mann
3/4/2014	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																											
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good																																																		
Sty Ht: 1H - 1 & 1/2 Sty				A Bath:	Rating:																																																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																																		
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																																																		
Frame: 1 - Wood				1/2 Bath:	Rating:																																																		
Prime Wall: 4 - Vinyl				A HBth:	Rating:																																																		
Sec Wall:	%			OthrFix:	Rating:																																																		
Roof Struct: 2 - Hip				OTHER FEATURES				RESIDENTIAL GRID																																															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1																																													
Color: BEIGE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																																														
View / Desir: S20 - Size 20				Frl:	Rating:			Other																																															
GENERAL INFORMATION				WSFlue:	Rating:			Upper																																															
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2																																															
Year Blt: 1910	Eff Yr Blt:			Location:				Lvl 1																																															
Alt LUC:	Alt %:			Total Units:				Lower																																															
Jurisdict: G15	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 6	BRs: 3	Baths: 1	HB																																											
Const Mod:				% Own: 45.000000000																																																			
Lump Sum Adj:				Name:																																																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																											
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:	No Unit	RMS	BRS	FL																																											
Prim Int Wal 2 - Plaster				Functional:		%		Interior:	1	6	3																																												
Sec Int Wall:	%			Economic:		%		Additions:																																															
Partition: T - Typical				Special:		%		Kitchen:																																															
Prim Floors: 3 - Hardwood				Override:		%		Baths:																																															
Sec Floors:	%			Total:	18.6 %			Plumbing:																																															
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:																																															
Subfloor:				Basic \$ / SQ: 305.00				Heating:																																															
Bsmnt Gar:				Size Adj.: 1.35000002				General:																																															
Electric: 3 - Typical				Const Adj.: 0.79184163																																																			
Insulation: 2 - Typical				Adj \$ / SQ: 326.041																																																			
Int vs Ext: S				Other Features: 60500																																																			
Heat Fuel: 2 - Gas				Grade Factor: 1.10																																																			
Heat Type: 5 - Steam				NBHD Inf: 1.14999998																																																			
# Heat Sys: 1				NBHD Mod:																																																			
% Heated: 100	% AC:			LUC Factor: 1.00																																																			
Solar HW: NO	Central Vac: NO			Adj Total: 612707																																																			
% Com Wal	% Sprinkled			Depreciation: 113963																																																			
				Depreciated Total: 498743																																																			
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val																																																	
Make:		Model:																																																					
SPEC FEATURES/YARD ITEMS				Serial #:			Year:																																																
PARCEL ID 025.A-0002-0014.1																																																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																						
More: N	Total Yard Items:				Total Special Features:											Total:																																							
 UnSketched SubAreas: GLA: 1300,																																																							
SUB AREA <table border="1"> <thead> <tr> <th>Code</th><th>Description</th><th>Area - SQ</th><th>Rate - AV</th><th>Undepr Value</th><th>Sub Area</th><th>% Usbl</th><th>Descrip</th><th>% Type</th><th>Qu # Ten</th> </tr> </thead> <tbody> <tr> <td>GLA</td><td>Gross Liv Ar</td><td>1,300</td><td>326.040</td><td>423,853</td><td></td><td></td><td></td><td></td><td></td> </tr> </tbody> </table> SUB AREA DETAIL <table border="1"> <thead> <tr> <th>Code</th><th>Description</th><th>Area - SQ</th><th>Rate - AV</th><th>Undepr Value</th><th>Sub Area</th><th>% Usbl</th><th>Descrip</th><th>% Type</th><th>Qu # Ten</th> </tr> </thead> <tbody> <tr> <td>Size Ad</td><td>1300 Gross Area</td><td>1300</td><td>FinArea</td><td>1300</td><td></td><td></td><td></td><td></td><td></td> </tr> </tbody> </table>																Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten	GLA	Gross Liv Ar	1,300	326.040	423,853						Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten	Size Ad	1300 Gross Area	1300	FinArea	1300					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten																																														
GLA	Gross Liv Ar	1,300	326.040	423,853																																																			
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten																																														
Size Ad	1300 Gross Area	1300	FinArea	1300																																																			
IMAGE  AssessPro Patriot Properties, Inc																																																							